

Planning Commission Minutes

Regular Meeting

September 21, 2020 - 4:30 pm

Online meeting

Members Present: Sam Rockwell (President), Alissa Luepke-Pier (Vice-President), Raya Esmaeili, Aneesha Marwah, Chris Meyer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum: 5)

Members Absent: Kimberly Caprini and Adam Duininck

Staff : Lisa Baldwin

Call To Order

1. Roll Call.
2. Adoption of the agenda.
3. Acceptance of minutes
[Sep 8, 2020 Planning Commission](#)

Consent

4. Committee of the Whole – September 10, 2020

1. Location and Design Review for 2021-2026 Capital Budget Requests

City Staff: [Wes Durham](#)

Action: Approved the staff report – the item is consistent with Minneapolis 2040.

[Location and Design Review for 2021-2026](#)

2. 1925 Nicollet Ave Redevelopment Plan

City Staff: [Rattana Sengsoulichanh](#)

Action: Approved the staff report – the item is consistent with Minneapolis 2040.

[1925 Nicollet Ave](#)

3. Land Sale – 1111 James Ave N

City Staff: [Rattana Sengsoulichanh](#)

Action: Approved the staff report – the item is consistent with Minneapolis 2040.

[1111 James Ave N](#)

4. Land Sale – 2028 James Ave N

City Staff: [Rattana Sengsoulichanh](#)

Action: Approved the staff report – the item is consistent with Minneapolis 2040.

Action Taken: Approved

Public Hearing

5. **North Mississippi Regional Park Improvements, 4900 Mississippi Court, 200 and 201 48th Ave N, 4856 2nd St N, 4860 Pacific St, and 5100, 5114, 5120, 5122, 5128, 5130, 5144, 5148, 5156, 5204, 5208, 5212, 5216, 5222, 5224, 5228, 5244, and 5250 Lyndale Ave N, Ward 3**
City Staff: [Andrew Frenz](#), PLAN11512

The City Planning Commission adopted staff findings for the application by Minneapolis Park and Recreation Board.

A. Conditional use permit.

Action: **Approved** the conditional use permit to allow a structure with a lowest floor elevation below the regulatory flood elevation in the FP Floodplain Overlay District.

Approved on consent.

[4900 Mississippi Court](#)

6. **2100 Fairmount St, Ward 2**
City Staff: [Peter Crandall](#), PLAN11473

A. Conditional use permit.

Action: **Continued** the conditional use permit to allow Cluster Development for one cycle, to the October 5, 2020 meeting of the Minneapolis City Planning Commission.

[2100 Fairmount St](#)

7. **2025 W River Rd, Ward 5**
City Staff: [Mei-Ling Smith](#), PLAN11277

The City Planning Commission adopted staff findings for the application by Schafer Richardson.

A. Conditional use permit.

Action: **Approved** the conditional use permit to increase the maximum height of a principal structure in the SH Shoreland Overlay District and MR Mississippi River Critical Area Overlay District from 2.5 stories or 35 feet, whichever is less, to 7 stories/83 feet, 11.5 inches, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Aye: Esmaeili, Meyer, Olson, Schroeder, and Sweasy

Nay: Luepke Pier and Marwah

Absent: Caprini and Duininck

B. Variance.

Action: **Approved** the variance to allow development within 40' of the top of a steep slope in the SH Shoreland Overlay District and MR Mississippi River Critical Area Overlay District, subject to the following condition:

1. The landscaping plan shall be implemented on the slope between the building and front and corner property lines as proposed.

Aye: Esmaeili, Meyer, Olson, Schroeder, and Sweasy

Nay: Luepke Pier and Marwah

Absent: Caprini and Duininck

C. Variance.

Action: **Approved** the variance of the PO Pedestrian Oriented Overlay District standards to allow the building to be located more than eight (8) feet from the front lot line adjacent to West River Rd N and adjacent to the corner side lot line along West Broadway Ave, and to increase the allowed parking lot street frontage along West River Rd N from 40 to 58 feet, subject to the following condition:

1. The surface parking area shall not be closer than 43 feet to the front property line, as proposed.

Aye: Esmaeili, Meyer, Olson, Schroeder, and Sweasy

Nay: Luepke Pier and Marwah

Absent: Caprini and Duininck

D. Variance.

Action: **Approved** the variance to increase the maximum size of a kennel or exercise run from 200 square feet to 735 square feet, subject to the following condition:

1. The pet exercise area shall contain accommodations for the proper disposal of animal waste.

Aye: Esmaeili, Meyer, Olson, Schroeder, and Sweasy

Nay: Luepke Pier and Marwah

Absent: Caprini and Duininck

E. Site plan review.

Action: **Approved** the site plan review for a new, seven-story building with 163 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by September 21, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. The final landscaping plan shall be revised so that no fewer than two canopy trees shall be planted within the landscaped area between the parking lot and the east property line and so that the corners of the parking lot that are unavailable for parking or circulation shall meet the minimum tree and shrub ratios as specified in section 530.160 and 530.170 of the zoning code.
5. The final landscaping plan shall include no fewer than 53 canopy trees, as proposed.

Aye: Esmaeili, Meyer, Olson, Schroeder, and Sweasy

Nay: Luepke Pier and Marwah

Absent: Caprini and Duininck

[2025 W River Rd N](#)

8. **Currie Commons, 187 Humboldt Ave N, Ward 5**
City Staff: [Shanna Sether](#), PLAN11430

The City Planning Commission adopted staff findings for the application by Collage Architecture.

A. Conditional use permit.

Action: **Approved** the conditional use permit to increase the maximum height from two and one-half stories, not to exceed 35 feet, to six stories, 78 feet, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Approved on consent.

B. Variance.

Action: **Approved** the variance to reduce the front yard setback along Humboldt Ave N from 15 ft. to 2 ft. for the proposed building.

Approved on consent.

C. Variance.

Action: **Approved** the variance to reduce the front yard setback along Irving Ave N from 15 ft. to 3 ft. to the building and to 1 ft. for the transformer.

Approved on consent.

D. Variance.

Action: **Approved** the variance reduce the corner side yard setback along Currie Ave W from 15 ft. to 8 ft. 6 in. to the building, 2 ft. 6 in. to the patios and to 1 ft. to the transformer.

Approved on consent.

E. Variance.

Action: **Approved** the variance to reduce the south interior side yard setback from 15 ft. to 6 ft. 9 in. to the proposed building.

Approved on consent.

F. Site plan review.

Action: **Approved** the site plan review for a new six-story, 187-unit multiple-family dwelling, subject to the following conditions:

1. All site improvements shall be completed by September 21, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. The blank walls facing Irving and Humboldt Ave V shall be mitigated through a change of material and/or recesses and projections in the building wall.

Approved on consent.

[187 Humboldt Ave N](#)

9. **Hiawatha Holiday Stationstores Rebuild, 4601 Hiawatha Ave, Ward 12**
City Staff: [Shanna Sether](#), **PLAN11439**

The City Planning Commission adopted staff findings for the application by Carol Lansing.

A. Nonconforming use expansion.

Action: **Approved** the expansion of a nonconforming use application for the reconstruction of an automobile convenience facility and accessory car wash in the C3A Community Activity Center District and PO Pedestrian Oriented Overlay District.

Aye: Esmaeili, Luepke Pier, Marwah, Olson, Schroeder, and Sweasy
Nay: Meyer

Absent: Caprini and Duininck

B. Conditional use permit.

Action: **Approved** the conditional use permit to allow a dynamic sign, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The sign message shall remain static for a period of not less than sixty (60) seconds. The transition from one (1) message to the next shall be direct and immediate, without any special effects.
3. The dynamic sign shall have a pitch of not greater than twenty (20) millimeters between each pixel. Special effects, including but not limited to dissolving, fading, scrolling, starbursts and wiping shall be prohibited.
4. Between sunrise and sunset, the maximum luminance shall be five thousand (5,000) nits and between sunset and sunrise the maximum luminance shall be five hundred (500) nits. The sign shall be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness to comply with this requirement.
5. The sign shall be turned off when the business is not open.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, Schroeder, and Sweasy

Absent: Caprini and Duininck

C. Site plan review.

Action: **Approved** the site plan review for the reconstruction of an automobile convenience facility and accessory car wash, subject to the following conditions:

1. All site improvements shall be completed by September 21, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The project shall comply with the applicable specific development standards in Chapter 536 of the zoning code.
4. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.

5. The principal entrance facing the intersection of 46th St E and Hiawatha Ave shall be open to the public during business hours.
6. The applicant shall provide at least 20 percent of the site not occupied by the buildings as landscaped area.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Schroeder

Nay: Sweasy

Absent: Caprini and Duininck

[4601 Hiawatha Ave](#)

10. **Gethsemane Lutheran Church Food Shelf, 4656 Colfax Ave N, Ward 4**

City Staff: [Shanna Sether](#), PLAN11459

The City Planning Commission adopted staff findings for the application by Gethsemane Lutheran Church.

A. Variance.

Action: **Approved** the variance to increase the maximum floor area ratio (FAR) from .5 to .824.

Approved on consent.

B. Variance.

Action: **Approved** the variance to increase the maximum lot coverage from 45% to 48.3%.

Approved on consent.

C. Variance.

Action: **Approved** the variance to reduce the minimum off-street parking from 29 spaces to 13 spaces.

Approved on consent.

D. Variance.

Action: **Approved** the variance of the enclosed building requirement, subject to the following condition:

1. The hours open to the public for the outdoor farmer's market shall be limited to between 8:00 a.m. and 8:00 p.m.

Approved on consent.

E. Variance.

Action: **Approved** the variance of the specific development standards for a community service facility to allow for the use outside of an enclosed building, subject to the following condition:

1. The hours open to the public for the outdoor farmer's market shall be limited to between 8:00 a.m. and 8:00 p.m.

Approved on consent.

F. Site plan review.

Action: **Approved** the site plan review for a new 2,800 square foot community service facility, subject to the following conditions:

1. All site improvements shall be completed by September 21, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The proposed plan shall provide a minimum of three canopy trees along the parking lot frontage, facing Colfax Ave N, in compliance with Section 530.160 and 530.170 of the zoning code.
4. Refuse, recycling storage, and compost containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container
5. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
6. Staff shall work with the applicant to determine feasibility of adding windows in the overhead doors or between the overhead doors, facing Colfax Ave N.

Approved on consent.

[4656 Colfax Ave N](#)

11. 2413 1st Ave S, Ward 10

City Staff: [Andrew Frenz](#), PLAN11463

The City Planning Commission adopted staff findings for the application by Eric Ollestad.

A. Variance.

Action: **Approved** the variance to reduce the minimum lot area per dwelling unit in the R4 Multiple Family District from 1,250 square feet to 989 square feet.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Sweasy

Absent: Caprini, Duinick, and Schroeder

B. Variance.

Action: **Approved** the variance to allow vehicular maneuvering in the public right-of-way.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Sweasy

Absent: Caprini, Duininck, and Schroeder

C. Site plan review.

Action: **Approved** the site plan review for a new 2.5-story multiple-family dwelling with six units, subject to the following conditions:

1. All site improvements shall be completed by September 21, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. Wheel stops shall be provided for the proposed parking stalls.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Sweasy

Absent: Caprini, Duininck, and Schroeder

[2413 1st Ave S](#)

12. 2911 Grand St NE, Ward 1

City Staff: [Peter Crandall](#), PLAN11507

The City Planning Commission adopted staff findings for the application by Cody Fischer.

A. Conditional use permit.

Action: **Approved** the conditional use permit to increase the maximum building height for a Cluster Development from 2.5 stories, 35 feet to three stories, 32 feet, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Sweasy

Absent: Caprini, Duininck, and Schroeder

B. Variance.

Action: **Approved** the variance to reduce the minimum rear yard setback from 9 feet to 7 feet for the new residential building.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Sweasy

Absent: Caprini, Duininck, and Schroeder

C. Site plan review.

Action: **Approved** the amended site plan review for an 8-unit Cluster Development, subject to the following conditions:

1. All site improvements shall be completed by September 21, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. The applicant shall provide a lighting plan that complies with chapter 535 and 530 of the zoning code.
5. The applicant shall screen any mechanical equipment on site.
6. The proposed refuse screening shall meet the minimum requirements of chapter 535 of the zoning code.

Aye: Esmaeili, Luepke Pier, Marwah, Meyer, Olson, and Sweasy

Absent: Caprini, Duininck, and Schroeder

[2911 Grand St NE](#)

Adjournment

The meeting adjourned at 7:20 p.m.

Notice:

A portion of this meeting may be closed to the public pursuant to MN Statutes Section 13D.03 or 13D.05.

Due to the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on www.minneapolismn.gov/tv/citycounciltv. The public may submit comments or participate by phone in the meeting by using the following website: www.minneapolismn.gov/meetings/index.htm.

Next Planning Commission meeting: Oct 5, 2020

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